

**MINUTES OF THE JONESTOWN PLANNING AND ZONING COMMISSION
REGULAR MEETING HELD JUNE 18, 2008, 7:30 P.M. AT THE CITY COUNCIL
CHAMBERS 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

1. CALL TO ORDER

CHAIRMAN YOST

Chairman Yost called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

The following members were present: Robert Donnelly, Larry Oaks, Alan Yost, David Nelsen and Gary Mermelstein. Tricia Anglea was absent. A quorum was present.

3. APPROVAL OF MINUTES

Regular Meeting, March 19, 2008

Vice Chairman Nelsen made a motion to approve the minutes of March 19, 2008. Commissioner Mermelstein seconded the motion which carried unanimously.

B. CITIZENS COMMUNICATIONS

There were no citizen communications on items not on the agenda.

C. GENERAL BUSINESS AND ACTION ITEMS:

1. a. Public Hearing of a request by The Jonestown Water Supply Corporation for the resubdivision of Lot 32 and part of Lot 31, South Jonestown Hills, Unit 1 including a variance from Chapter 92, City of Jonestown Code of Ordinances, §92.072 to reduce the building setbacks to 5 feet.

There were no representatives from the water corporation or anyone from adjoining property owners present. After discussion, Commissioner Oaks made a motion to close the public hearing. Vice Chairman Nelsen seconded the motion which carried unanimously. Chairman Yost closed the public hearing.

- b. Discussion and possible action on recommendation to City Council on the above request.

Vice Chairman Nelsen mentioned that the signature block on the plat needs to be changed to the new chairman. He then made a motion to recommend approval to City Council of a request by The Jonestown Water Supply Corporation for the resubdivision of Lot 32 and part of Lot 31, South Jonestown Hills, Unit 1 including a variance from Chapter 92, City of Jonestown Code of Ordinances, §92.072 to reduce the building setbacks to 5 feet, with noted change to the plat of the Planning and Zoning Commission Chairman signature block. Commissioner Oaks seconded the motion which carried unanimously.

2. a. Public hearing of an amendment to Chapter 94, Zoning Code, Jonestown Code of Ordinances, amending Section 94.005 and Section 94.032(d) to add a definition of Boat Dock Assembly and to add the use to the list of Conditional Use Permits that can be requested to be authorized by City Council.

Bill Gerte, one of the owners of Dependable Docks was present to speak in favor of the amendment so that his company can continue to assemble docks at the Easy Street Marina. Chairman Yost read the definition in the amendment and asked Mr. Gurney if it addresses his needs. The issue of welding or cutting at the assembly site was discussed.

Commissioner Oaks asked for clarification about city staff advice concerning Mr. Gurney asking for variances. There was discussion about zoning district permitted uses in regards to welding. Vice Chairman Nelsen made a motion to close the public hearing. Commissioner Donnelly seconded close which carried unanimously. Chairman Yost closed the public hearing.

- b. Discussion and possible action on recommendation to City Council on the above request.

Chairman Yost suggested looking at the definition and make minor changes to allow a limited amount of welding in this zoning district. After discussion, Commissioner Donnelly made a motion to change the definition so that **Boat Dock Assembly** means the assembly of pre-fabricated boat dock sections manufactured in advance at another location and shipped in units of standard sections requiring only nuts and bolts assembly and attachment of accessories. Commissioner Oaks seconded the motion. Chairman Yost asked for a friendly amendment to add "permanent attachment of accessories to the structure". Commissioner Donnelly and Commissioner Oaks accepted the friendly amendment. (The resulting definition is: **Boat Dock Assembly** means the assembly of pre-fabricated boat dock sections manufactured in advance at another location and shipped in units of standard sections requiring only nuts and bolts assembly and permanent attachment of accessories to the structures.) The motion carried unanimously.

3. Review of previous recommendations still to be heard by City Council.
 - a. Proposed tower regulations as an amendment to Chapter 94, and which districts to allow towers as a conditional use.
 - b. Industrial use district.
 - c. Building heights on lots that are entirely in the flood plane.
 - d. Amendment to impose the overlay regulations on existing buildings upon change of ownership.

Chairman Yost read item D.1. of the minutes of the February 20th meeting and discussed each recommendation with the Commission.

The recommendation on industrial designation on the Future Land Use map will be sent forward.

Vice Chairman Nelsen made a motion to leave the recommendation on building heights on lots that are entirely in the flood plane unchanged, with the exception of going through the committee on code enforcement and flood plain management for review prior to being presented for consideration by City Council. Chairman Yost seconded the motion, which carried unanimously.

After discussion of the proposed amendment to impose the overlay regulations on existing buildings upon change of ownership, Vice Chairman Nelsen made a motion to withdraw this from recommendation to City Council. Chairman Yost seconded the motion, which carried unanimously.

Chairman Nelsen made a motion to leave as is the proposed tower regulations as an amendment to Chapter 94, and which districts to allow towers as a conditional use and send on to City Council. Commissioner Donnelly seconded the motion, which carried unanimously.

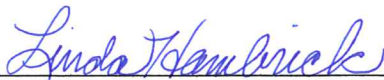
D. ADJOURNMENT

Vice Chairman Nelsen made a motion to adjourn. Commissioner Donnelly seconded the motion, which carried unanimously. Vice Chairman Nelsen adjourned the meeting at 8:07 p.m.

PASSED AND APPROVED AT A REGULAR MEETING HELD ON AUGUST 20th, 2008.


Alan Yost, Chairman

ATTEST:


Linda Hambrick, City Secretary